

for sale

offers in the region of **£375,000**



## St Georges Square Taunton TA1 3RX

Situated a short walk from Taunton TOWN CENTRE, this FOUR-BEDROOM townhouse sits within St Georges Square, an executive development of modern homes by a respected local builder, offering GENEROUS living space and EXCELLENT scope for modernisation. Offered to the market with NO ONWARD CHAIN, the prop





# St Georges Square Taunton TA1 3RX

## Front Door

Leading to...

## Entrance Hall

Welcoming entrance hall with staircase to the first floor, radiator, under-stairs storage and two further built-in cupboards. Door leading into...

## Sitting Room

16' 6" x 9' 2" ( 5.03m x 2.79m )

A generously sized sitting room with a front-facing large double-glazed window flooding the room with natural light and a radiator.

## Cloakroom

Ground-floor cloakroom fitted with a close-coupled WC, wash hand basin and small radiator.

## Kitchen

12' 11" x 6' 1" ( 3.94m x 1.85m )

Well-planned fitted kitchen with a comprehensive range of cabinets and generous worktop space, tiled splashbacks and a window overlooking the rear garden. Integrated fridge-freezer, microwave, oven and cooker hood, with additional space for freestanding appliances. Open through a wide feature arch to the dining room for an easy, social flow.

## Dining Room

10' 1" x 9' 7" ( 3.07m x 2.92m )

Well-proportioned dining area with French doors opening to the





rear garden and a radiator. Ideal for everyday meals and entertaining.

## First Floor

### Landing

A radiator and doors leading into...

### Bedroom One

16' 2" into wardrobe x 10' 1" max ( 4.93m into wardrobe x 3.07m max )

Well-proportioned double bedroom with extensive fitted wardrobes (including mirrored fronts) and an integrated dressing area. Two uPVC double-glazed windows provide excellent natural light, with radiators beneath for year-round comfort.

### En Suite

Smart shower room comprising a generous walk-in shower with glazed screen and thermostatic controls, pedestal wash hand basin and WC, with tiled walls and fitted shelving

### Lounge

16' 7" x 16' 2" ( 5.05m x 4.93m )

Generous, dual-aspect lounge with feature fireplace, coving and chandelier-style light fittings. A double-glazed window provides ample natural light, while french doors open to a small balcony at the front, a lovely spot to sit with a morning coffee and enjoy the quiet setting. Radiators for year-round comfort.

## Second Floor

### Landing

Access to the loft , radiator and doors leading into...

### Bedroom Two

16' 2" into wardrobe x 10' 4" max ( 4.93m into wardrobe x 3.15m max )

Another well-proportioned double bedroom with extensive fitted wardrobes (including mirrored fronts) and an integrated dressing area. Two uPVC double-glazed windows provide excellent natural light, with radiators beneath for year-round comfort.

### Bedroom Three

14' 10" max x 8' ( 4.52m max x 2.44m )

A spacious, neutrally decorated double bedroom with a full run of mirrored fitted wardrobes offering excellent storage, plus a radiator for year-round comfort.

### Bedroom Four

7' 11" x 10' 4" ( 2.41m x 3.15m )

A good-sized single bedroom with fitted wardrobes (mirrored doors), a uPVC double-glazed window and a radiator. Neutrally decorated and versatile, ideal as a child's room, study or guest room.

### Bathroom

Bathroom fitted with a white suite comprising panelled bath with mixer tap and shower over, curved glass screen, pedestal wash hand basin and low-level WC. Fully tiled walls in white and deep red with feature border, recessed glass-shelved niche and illuminated mirror. Extractor fan and fitted carpet.

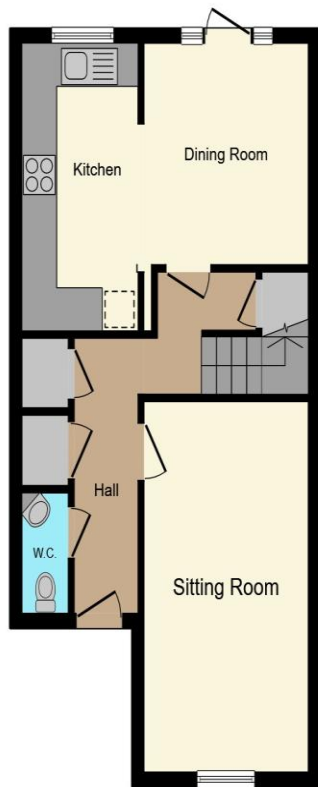
### Outside

#### Front Garden

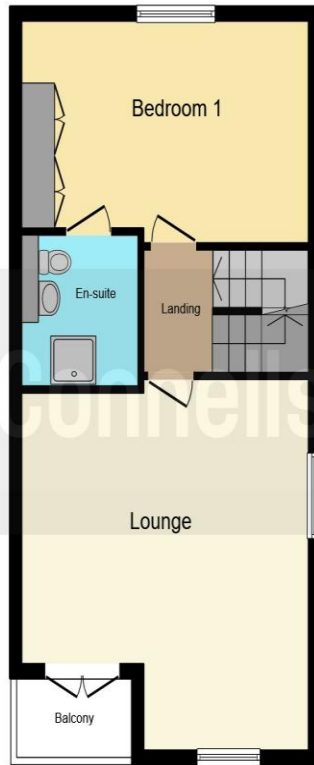
Landscaped front garden with neat lawns and established shrub borders, set behind decorative railings. Paved pathways and steps lead to the entrance, where a covered porch shelters the front door and a handy external storage cupboard sits alongside, creating a smart, practical and welcoming approach with strong kerb appeal.

#### Back Garden

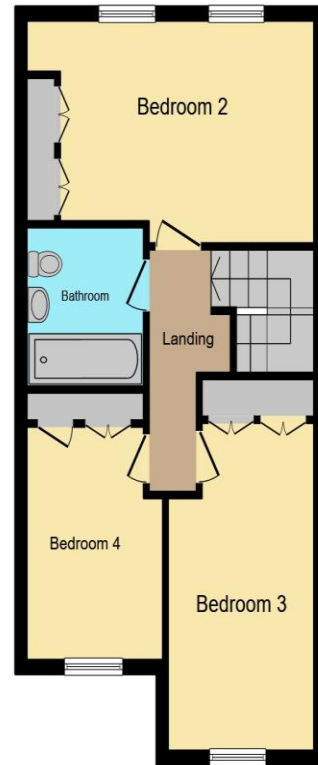




**Ground Floor**



**First Floor**



**Second Floor**

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Council Tax Band: F

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